

00539812/rl



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

JPMORGAN BANK, NATIONAL
ASSOCIATION

vs.

ESTATE OF LOLA SCHWALD AKA LOLA
MAE SCHWALD, ESTATE OF GERALD A.
SCHWALD; KAREN GAIL HUNT; CITY OF
TUKWILA; STATE OF WASHINGTON,
DEPARTMENT OF SOCIAL AND HEALTH
SERVICES, FINANCIAL SERVICES
ADMINISTRATION; UNKNOWN HEIRS,
SPOUSES, LEGATEES AND DEVISEES OF
THE ESTATE OF LOLA SCHWALD AKA
LOLA MAE SCHWALD AND THE ESTATE
OF GERALD A. SCHWALD; DOES 1-10
INCLUSIVE; UNKNOWN OCCUPANTS OF
THE SUBJECT REAL PROPERTY; PARTIES
IN POSSESSION OF THE SUBJECT REAL
PROPERTY; PARTIES CLAIMING A RIGHT
TO POSSESSION OF THE SUBJECT
PROPERTY; All other UNKNOWN
PERSONS OR PARTIES CLAIMING ANY
RIGHT, TITLE, ESTATE, LIEN, OR
INTEREST IN THE REAL ESTATE
DESCRIBED IN THE COMPLAINT HEREIN

SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY

CAUSE # 13-2-30647-6 KNT

JUDGMENT RENDERED ON 9/11/2014
ORDER OF SALE ISSUED: 1/20/2015
DATE OF LEVY: 2/11/2015

TO: ESTATE OF LOLA SCHWALD AKA LOLA MAE SCHWALD, ESTATE OF GERALD A.
SCHWALD, JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

4412 SOUTH 124TH STREET, TUKWILA WA 98178

LOTS 23 AND 24, BLOCK 3, ALLENTOWN ADDITION TO THE CITY OF SEATTLE, ACCORDING
TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 100, IN KING COUNTY,
WASHINGTON. APN/PARCEL # 0179000565

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: APRIL 3, 2015
PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF \$58,125.62 TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on APRIL 3, 2015.
- ☒ 3. A redemption period of one year which will expire at 4:30 p.m. on APRIL 3, 2016.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON APRIL 3, 2016, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
MCCARTHY & HOLTHUS, LLP
108 1ST AVENUE S
STE 300
SEATTLE, WA 98104
206-319-9100